

**SNAPSHOT of HOME Program Performance--As of 09/30/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Milwaukee County Consortium**

State: **WI**

PJ's Total HOME Allocation Received: **\$17,361,756**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	10		
<b>Program Progress:</b>							
% of Funds Committed	91.18 %	97.41 %	8	94.94 %	20	20	
% of Funds Disbursed	86.44 %	93.34 %	8	84.35 %	51	50	
Leveraging Ratio for Rental Activities	7.56	3.62	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	89.10 %	99.00 %	10	81.38 %	41	38	
% of Completed CHDO Disbursements to All CHDO Reservations***	62.06 %	79.78 %	9	68.05 %	31	33	
<b>Low-Income Benefit:</b>							
% of 0-50% AMI Renters to All Renters	65.10 %	76.21 %	8	79.65 %	12	14	
% of 0-30% AMI Renters to All Renters***	23.44 %	50.74 %	9	44.76 %	15	17	
<b>Lease-Up:</b>							
% of Occupied Rental Units to All Completed Rental Units***	72.40 %	86.87 %	10	94.31 %	4	4	
<b>Overall Ranking:</b>			In State:	10 / 10	Nationally:	22	25
<b>HOME Cost Per Unit and Number of Completed Units:</b>							
Rental Unit	\$15,660	\$14,394		\$25,245	192 Units	14.10	%
Homebuyer Unit	\$3,666	\$13,920		\$14,395	504 Units	37.10	%
Homeowner-Rehab Unit	\$13,093	\$15,572		\$20,186	663 Units	48.80	%
TBRA Unit	\$0	\$2,627		\$3,142	0 Units	0.00	%

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Milwaukee County Consortium WI

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$88,644	\$33,366	\$13,833
State:*	\$62,962	\$71,479	\$17,382
National:**	\$88,539	\$71,594	\$22,853

**CHDO Operating Expenses:**  
(% of allocation)

PJ:	0.0 %
National Avg:	1.1 %

**R.S. Means Cost Index:** 1.07

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	70.7	90.0	94.7	0.0
Black/African American:	13.6	1.2	1.5	0.0
Asian:	0.0	0.0	0.5	0.0
American Indian/Alaska Native:	2.1	0.8	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.2	0.0
Black/African American and White:	1.4	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.2	0.0
Asian/Pacific Islander:	0.0	1.0	0.2	0.0

### ETHNICITY:

Hispanic	12.1	7.0	2.9	0.0
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### HOUSEHOLD SIZE:

1 Person:	42.1	24.4	37.5	0.0
2 Persons:	40.7	14.4	24.8	0.0
3 Persons:	7.1	19.6	14.3	0.0
4 Persons:	7.9	26.7	10.3	0.0
5 Persons:	2.1	11.0	7.6	0.0
6 Persons:	0.0	2.0	3.3	0.0
7 Persons:	0.0	1.6	1.4	0.0
8 or more Persons:	0.0	0.2	0.8	0.0

### HOUSEHOLD TYPE:

Single/Non-Elderly:	25.0	26.3	17.0	0.0
Elderly:	29.3	0.8	37.4	0.0
Related/Single Parent:	15.7	26.1	18.1	0.0
Related/Two Parent:	10.7	42.7	25.7	0.0
Other:	19.3	4.2	1.8	0.0

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	15.0	0.2 <sup>#</sup>
HOME TBRA:	0.7	
Other:	3.6	
No Assistance:	80.7	

**# of Section 504 Compliant Units / Completed Units Since 2001** 75

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

<sup>#</sup> Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Milwaukee County Consortium

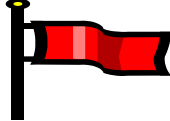
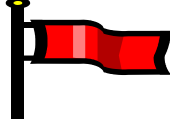
State: WI

Group Rank: 22  
(Percentile)

State Rank: 10 / 10 PJs

Overall Rank: 25  
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	89.1	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	62.06	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	65.1	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	72.4	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.9	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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